



**ZONING ADMINISTRATOR**  
**NOTICE OF DECISION**

**Date:** February 19, 2013  
**Applicant:** U.S. Olympic Committee  
**Case No.:** PCC-13-001  
**Address:** U.S. Olympic Training Center, Office Space for Coaches,  
2800 Olympic Parkway  
**Project Planner:** Caroline Young  
**Project Manager:** Stacey Kurz

Notice is hereby given that on February 18, 2013, the Zoning Administrator considered Conditional Use Permit (CUP) application PCC-13-001, filed by the U.S. Olympic Committee ("Applicant"). The Applicant requests a CUP to establish six (6) temporary trailers to be used for office, storage, and shower facilities. The Project is located at 2800 Olympic Parkway ("Project Site") and is owned by the U.S. Olympic Committee ("Property Owner"). The Project Site is zoned Planned Community Public Quasi (PCPQ) Zone with a General Plan Land Use of Public Quasi (PQ). The Project is more specifically described as follows:

The Project includes three (3) temporary office trailers, two (2) temporary storage containers, and one (1) temporary shower trailer, for a total of six (6) temporary trailers to be used by the Field Hockey, Archery, BMX, and Rugby sports. Five of the temporary trailers will be located in the center of the site while the other temporary trailer will be located in the southern portion of the site.

Planning Staff has reviewed the proposed project for compliance with the California Environmental Quality Act (CEQA) and has determined that the project was adequately covered in previously adopted Final EIR (EIR-89-11), for the Olympic Training Center Sectional Planning Area (SPA) Plan. Thus, no further environmental review or documentation is necessary.

The Zoning Administrator, under the provisions of Section 19.14.030.A of the Chula Vista Municipal Code and the United States Olympic Training Center SPA plan, has been able to make the conditional use permit findings as required by CVMC Section 19.14.080:

- 1. That the proposed use at this location is necessary or desirable to provide a service or facility which will contribute to the general well being of the neighborhood or community.**

The temporary modular buildings are necessary to assist the Olympic Training Center in providing office space to serve existing sporting teams on the facility. Five of the six buildings will be located near the existing office building within a parking lot area.

2. **That such use will not, under the circumstances of the particular case, be detrimental to the health, safety or general welfare of persons residing or working in the vicinity or injurious to property or improvements in the vicinity.**

The modular office building is temporary until a permanent location is established on the site. The office building will not be detrimental to the health, safety or general welfare of persons residing or working in the vicinity or injurious to property or improvements in the vicinity.

3. **That the use will comply with the regulations and conditions specified in the code for such use.**

With the approval of this conditional use permit, the subject property meets all regulations of a temporary use in the Planned Community Public Quasi (PCPQ) zone. The conditional approval of PCC-13-001 requires continued compliance with all conditions, codes and regulations, as applicable, for the duration of this entitlement.

4. **That the granting of the Conditional Use Permit will not adversely affect the General Plan of the City or the adopted plan of any governmental agency.**

The General Plan does not specifically address temporary type uses. Thus, the granting of this Conditional Use Permit is in substantial compliance with the Chula Vista General Plan. The General Plan does not address temporary uses, thus the proposed temporary modular office and storage buildings, as conditioned, are consistent with the adopted General Plan.

BASED ON THE FINDINGS ABOVE, THE ZONING ADMINISTRATOR hereby approves Conditional Use Permit PCC-13-001 as described above subject to the following conditions of approval:

- I. **Prior to the approval by the City of Chula Vista for the use of the subject property in reliance upon this approval, the Applicant shall satisfy the following requirement:**

**Planning Division**

1. Prior to the approval by the City of Chula Vista for the use the subject property in reliance on this approval, the Applicant/Representative and Property Owner shall execute this document by making a true copy of this letter of conditional approval and signing both this original Notice of Decision and the copy on the lines provided below, said execution indicating that the Applicant/Representative and Property Owner have each read, understood and agreed to the conditions contained herein, and will implement same. Upon execution, the true copy with original signatures

shall be returned to the Development Services Department. Failure to return the signed true copy of this document within 30 Days of the effective date herein shall indicate the Applicant/Representative and Property Owner's desire that the project, and corresponding application for building/grading permits and/or business license, be held in abeyance without approval.

\_\_\_\_\_  
Signature of Applicant/Authorized Representative

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Property Owner

\_\_\_\_\_  
Date

2. Obtain a separate building permit for the temporary trailers.

### **Fire Department**

3. Trailers will need to be marked for fire emergency access.
4. The building(s) shall be addressed in accordance with the following criteria:
  - 0 – 50ft from the building to the face of the curb = 6-inches in height with a 1-inch stroke
  - 51 – 150ft from the building to the face of the curb = 10-inches in height with a 1 ½ -inch stroke
  - 151ft from the building to the face of the curb = 16-inches in height with a 2-inch stroke
5. Provide one fire extinguisher for every 3000 square feet and 75 feet of travel in any direction.

### **Building Division**

6. This project shall comply with 2010 California Building Code (CBC), California Mechanical Code (CMC), California Plumbing Code (CPC), California Electrical Code (CEC), California Fire Code (CFC), the 2008 California Energy Code, and the 2010 California Green Building Standards, as adopted and amended by the State of California and the City of Chula Vista.
7. An architect must design this project or Engineer licensed by the State of California. [California Business and Professional Code 5536.1, 6735].
8. Provide certification and/or California license for portable buildings.
9. Provide soils report for the installation of the portable buildings.

10. Provide plans for the tie-down system for the portable buildings.

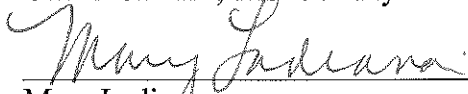
**II. The following on-going conditions shall apply to the Project as long as it relies upon this approval.**

1. The Applicant shall construct and maintain the Project in accordance with the approved Plans for PCC-13-001, date stamped and approved on January 24, 2013, which includes a site plan and elevations on file in the Development Services Department, the conditions contained herein, and Title 19.
2. Approval of this Project shall not waive the Applicant's responsibility to comply with all sections of Title 19 of the CVMC, and all other applicable City Ordinances in effect at the time of building permit issuance or the approval of this Conditional Use Permit.
3. The Applicant shall execute this Conditional Use Permit as the authorized use only. Any new use or modification/expansion of uses shall be subject to the review and approval of the Zoning Administrator.
4. The Applicant/Representative and Property Owner shall and does hereby agree to indemnify, protect, defend and hold harmless City, its City Council members, officers, employees and representatives, from and against any and all liabilities, losses, damages, demands, claims and costs, including court costs and attorney's fees (collectively, liabilities) incurred by the City arising, directly or indirectly, from (a) City's approval and issuance of this Conditional Use Permit, (b) City's approval or issuance of any other permit or action, whether discretionary or non-discretionary, in connection with the use contemplated herein, and Applicant/operator shall acknowledge their agreement to this provision by executing a copy of this Conditional Use Permit where indicated below. The Applicant/Representative and Property Owner's compliance with this provision is an express condition of this Conditional Use Permit and shall be binding on any and all of Applicant/Operator's successors and assigns.
5. Any violations of the terms and conditions of this permit may result in the imposition of civil or criminal penalties and/or the revocation or modification of this permit.
6. If any of the foregoing conditions fail to occur, or if they are, by their terms, to be implemented and maintained over time, if any of such conditions fail to be so implemented and maintained according to their terms, the City shall have the right to revoke or modify all approvals herein granted, deny, or further condition issuance of all future building permits, deny, revoke, or further condition all certificates of occupancy issued under the authority of approvals herein granted, institute and prosecute litigation to compel their compliance with said conditions

or seek damages for their violation. Applicant or a successor in interest gains no vested rights by the City's approval of this Conditional Use Permit.

7. The temporary permit shall expire in two (2) years after the date of its approval by the Zoning Administrator. Prior to the expiration of this conditional use permit, the Applicant may request an extension from the Zoning Administrator. Due to the unique nature of the Olympic Training Center and in order to prevent expiration of this Conditional Use Permit prior to the Summer 2016 Olympic Games, the Development Services Director at his discretion may grant an extension up to two (2) years. The Zoning Administrator shall review this conditional use permit for compliance with the conditions of approval, and shall determine, in consultation with the Applicant, whether the project shall be modified from its original approval.

APPROVED BY ZONING ADMINISTRATOR OF THE CITY OF CHULA VISTA,  
CALIFORNIA, this 19th day of February 2013.

  
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Mary Ladiana  
Zoning Administrator